


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Franklin C. Adams, Bar No. 85351 BEST BEST & KRIEGER LLP 3750 University Avenue, Suite 400 Riverside, CA 92502-1028 (909) 686-1450 Fax: (909) 686-3083 Attorneys for Trustee, Steven M. Speier	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 10px; text-align: center;"> FILED APR - 2 2002 <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</small> <small>BY  Deputy Clerk</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: FRANKLIN THOMAS FOOTE aka THOMAS F. FOOTE fdba HOME BUILDERS and NANCY JOANNE FOOTE dba RANCH REALTY, <div style="text-align: right;">Debtor(s).</div>	CASE NO.: RS00-27666-JR Chapter 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 18, 2002	Time: 10:00 a.m.
Location: Sale to be concluded without hearing if no objections are filed. Overbids shall be received by Steven M. Speier, Chapter 7 Trustee, at 4100 Newport Place, Suite 300, Newport Beach, California 92660-1400	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: April 17, 2002

Description of Property to be Sold: Approximately 3/5 of an acre of vacant land and is generally identified as APN 450-282-28 located in Lucerne Valley, California (see attached legal description)

Terms and Conditions of Sale: The Property is sold in "as is" condition, and the Trustee makes no warranties or representations whatsoever pursuant to California Civil Code §1102-1102.13, or any other provision of California law or otherwise with such sale being subject to U.S. Bankruptcy Court approval. Any overbidder will be required to execute a similar purchase agreement as well as the Trustee's Additional Terms to All Sales/Buyers. (True and correct copies of the purchase agreement as well as the Trustee's Additional Terms to All Sales/Buyers is attached hereto.)

Proposed Sale Price: \$3,500.00

Overbid Procedure (If Any): The Trustee requests that the sale be subject to appropriate overbid procedures as set forth below. Bidding shall take place on April 18, 2002 at 10:00 a.m. at 4100 Newport Place, Suite 300, Newport Beach, California 92660-1400. On that date, time, and place, bidding shall begin with Buyers' \$3,500.00 offer, subject to overbid in increments of not less than \$250.00, with the final sale subject to Court approval to the highest and best bidder as selected and determined by the Trustee. In order to protect the estate against the possibility that the successful bidder will ultimately fail to perform, the successful bidder shall be required to provide the Trustee with certified check(s) or money order(s) in the full amount of the bidder's proposed purchase price, made payable to Steven M. Speier, Chapter 7 Trustee. Trustee shall choose the bid which constitutes the best and most advantageous offer for the benefit of the bankruptcy estate and its creditors. Additionally, the bidder must seek to acquire the Property on terms and conditions not less favorable to the bankruptcy estate than the terms and conditions to which the Buyer has agreed to purchase the Property as set forth herein, including, without limitation to, the provision that competing bids must be on an all-cash basis, and any competing bidder must be obligated to perform within the same time period under which the Buyer is obligated to perform. All monies tendered to the Trustee at the close of the sale shall be non-refundable and the sale shall be determined final upon receipt of same, subject to entry of an Order of the U.S. Bankruptcy Court approving said sale. Upon entry of the Court's Order approving the sale, Trustee shall execute a quitclaim deed conveying the bankruptcy estate's right, title and interest in the Property to the buyer.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: Only if objections filed.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Steven M. Speier, Trustee
4100 Newport Place, Suite 300
Newport Beach, California 92660-1400
Telephone: (949) 222-2999
FAX: (949) 222-2989

Date: 4-2-02